

Design and Access Statement

Land off Scalegill Road, Moor Row

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1.0 Background

This Reserved Matters planning application follows the outline planning consent for the site to allow up to nineteen dwellings including one affordable dwelling. The scheme was approved on 8 July 2022 under planning reference 4/21/2360/001. This was approved by Copeland Borough Council and is now Cumberland as the LPA. The approval was for 19 dwellings including one affordable dwelling subject to a S106 agreement.

1.1 Volume

The proposal sees the development of an existing agricultural field extending to 6990m² approx. The development is to the East of Rusper Drive a small development of self build houses. To the North, the site is bound by the Sustrans cycle route connecting Whitehaven to Rowrah being a busy pedestrian and cyclist thoroughfare.

There is a direct pedestrian footpath to the East boundary connecting the public highway footpaths to the cycle way and the proposal does not impact on this.

The Eastern boundary of the site runs parallel to a playing field giving open views across the site.

To the southern frontage of the site the development is in part screened by the existing social club bounding the highway.

The Outline planning consent saw to establish the highway connection for the site which sits to the West of the social club. This entrance position remains in the approved location and alignment for suitable visibility splays when joining the highway.

The outline approval sought to confirm the maximum density on the site of nineteen dwellings and the scheme as presented reflects this maximum density.

1.2 Layout & Scale

The site is laid out from a single access road with highway standard turning head at the end of the road. Properties are laid out in a linear manner to either side of this road in line with the outline approval.

All properties are two storey reflecting the general heights of the adjacent dwellings but taller than the social club to the frontage. All properties maintain the minimum 21m face to face distance and 12m to gables of properties. The overall site is spacious as such the houses are set with greater separation

1.3 Appearance

The development is being delivered by Washington Homes part of Thomas Armstrong Group. They have experience in delivering market led housing and this site sees a continuation of their business model. The housing designs are a mixture of 3, 4 & 5 bedroom properties, using a palette of materials to include facing brick and render under concrete tiled roof these have been successfully delivered on previous sites.

The dwellings are all set back from the highway giving an open setting to the frontages and private gardens to the rear. All properties have garages and parking inline with Highway Standards. Additional visitor parking bays are provided at the entrance to the site.

1.4 Landscaping

The proposed site layout is supported by a detailed landscape and planting schedule by Westwood Landscapes and provides for an important softening to the residential street. To the end of the site a detention pond is included within the scheme with an off site outfall to the North of the site.

1.5 Access

This remains as approved off Scalegill Road, within the site with agreement of the highway authority a speed cushion is included. Road widths remain are 4.8m throughout the development with 2m pavements provided to one side and extended to both side until plot 19 where the visitor bays are sited.

An access point to the East of the site has been installed to service a new Sub station which has already been built on site to serve the development. Overhead ENWL cables are to be removed from the site in early February.

Solar Panels :

It is likely that due to the requirements of the Part L calculations the development may require Solar PV panels installed on the roof slopes. This will be detailed as part of the Building Regulation / Technical drawing stage.